

In re:
Overlord Real Estate Holdings. LLC
Debtor

Case No. 23-11282-pmm
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-4
Date Rcvd: Aug 19, 2024

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 5

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 21, 2024:

Recip ID	Recipient Name and Address
db	+ Overlord Real Estate Holdings. LLC, 905 N. 9th Street, Reading, PA 19604-2309
aty	+ Karalis PC, 1900 Spruce Street, Philadelphia, PA 19103-6605
cr	+ Gary L Mengel, Jr., c/o Nicole Plank, 4 Park Plaza, 2nd Floor, Wyomissing, PA 19610-1398
cr	++ RIVERFRONT FCU, 2609 KEISER BLVD, WYOMISSING PA 19610-3338 address filed with court., Riverfront Federal Credit Union, 2609 Keiser Blvd., Wyomissing, PA 19610
r	+ Robert M. Kearney, RE/MAX Reading, 1290 Broadcasting Road, Wyomissing, PA 19610-3203

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 21, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 19, 2024 at the address(es) listed below:

Name	Email Address
ANGELA CATHERINE PATTISON	on behalf of Creditor Wilmington Savings Fund Society FSB, not in its individual capacity but solely as Owner Trustee of VFS Aegis Trust apattison@hillwallack.com, apattison@ecf.courtdrive.com
BONNIE B. FINKEL	finkeltrustee@comcast.net NJ69@ecfbis.com;Finkeltrustee@comcast.net
BONNIE B. FINKEL	on behalf of Trustee BONNIE B. FINKEL finkeltrustee@comcast.net NJ69@ecfbis.com;Finkeltrustee@comcast.net

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Page 2 of 2

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DENISE ELIZABETH CARLON

on behalf of Creditor Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee of MFA
2022-INV3 Trust bkgroup@kmlawgroup.com

EDEN R. BUCHER

on behalf of Creditor Riverfront Federal Credit Union ebucher@barley.com cbrelje@barley.com;jrachor@barley.com

LARRY W. MILLER, JR.

on behalf of Debtor Overlord Real Estate Holdings. LLC lmiller@millerlawgroup.net cambrose@millerlawgroup.net

NICOLE PLANK

on behalf of Creditor Gary L Mengel Jr. jmerkel@georgeadissetley.com

ROBERT W. SEITZER

on behalf of Attorney Karalis PC rseitzer@karalislaw.com jhysley@karalislaw.com;PA93@ecfbis.com

ROBERT W. SEITZER

on behalf of Trustee BONNIE B. FINKEL rseitzer@karalislaw.com jhysley@karalislaw.com;PA93@ecfbis.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 10

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Overlord Real Estate Holdings, LLC a/k/a
Samuel Delacruz

Debtor(s)

Wilmington Savings Fund Society, FSB, not in its
individual capacity, but solely as trustee of MFA 2022-
INV3 Trust

Movant

vs.

Overlord Real Estate Holdings, LLC a/k/a Samuel
Delacruz

Debtor(s)

Bonnie B. Finkel

Trustee

CHAPTER 7

NO. 23-11282 PMM

11 U.S.C. Section 362

ORDER

AND NOW, this **19th** day of **August**, 2024 upon failure of Debtor(s) and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362), is modified with respect to the subject premises located at 841 North 8Th Street And 845 North 8Th Street, Reading, PA 19604 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

Patricia M. Mayer

Hon. Patricia M. Mayer

United States Bankruptcy Judge.